

DEVELOPMENT SERVICES DEPARTMENT

Planning & Zoning Division

MEMORANDUM

P Z 7-41-99

AGENDA ITEM

TO: Bob Middaugh, Town Administrator

THRU: Mark Kutney, AICP, Development Services Director

BY: Jason Eppy, Planner II

DATE: July 29, 1999

RE: Plat Application P 9-1-98
Heritage Building Plat

Pursuant to Article XII of the Land Development Code, entitled Subdivisions and Site Plans". The proposed plat consists of approximately 1.40 acres shown as Lots 1 and 2. Proposed for the site is 3,500 square feet of office use on Lot 1 and a single family residence on Lot 2. Access is provided from Davie Road.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed subdivision plat known as the HERITAGE BUILDING PLAT is in conformance with Town of Davie Code requirements; and

WHEREAS, the proposed subdivision plat known as the HERITAGE BUILDING PLAT has been approved by the Town Planning and Zoning Board on July 28, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the HERITAGE BUILDING PLAT is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 1999.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.

July 29, 1999

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

REFERENCE: Plat - P 9-1-98

PLAT NAME: Heritage Building Plat

APPLICANT: Surveyor: Pioneer Surveyors
Owner: Christina Rodriguez

ANALYSIS: Land Use/Zoning: Residential (5 du/ac)/RO
Location: Generally located on the east side of Davie Road approximately 1/2 of a mile south of Griffin Road.
Development Review Committee: see attached summary.

The proposed plat consists of approximately 1.40 acres shown as Lots 1 and 2. Proposed for the site is 3,500 square feet of office use on Lot 1 and a single family residence on Lot 2. Access is provided from Davie Road.

The plat is in conformance with Town Code requirements and can be considered in final form.

RECOMMENDATION: The Planning and Zoning Division, therefore, recommends **APPROVAL** of the proposed plat **SUBJECT TO:**

1. Sufficient capacity of the regional road network as determined by Broward County.
2. Broward County Trafficway requirements (3' road right-of-way dedication required).
3. Providing on location sketch to full section.
4. Correcting the legal description (Miami-Dade) as Dade County records.
5. Providing dedication language for the private access easement in the Dedication block.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report (4-0, Motion : Mr. Davenport, Seconded: Mr. Stahl, and Mr. Pisula absent), July 28, 1999.

Note: In order to obtain the final signature prior to plat recordation or expiration from the Town of Davie Development Services Department, the petitioner or property owner must provide the Development Services Department notice of at least 3 business days, but no more than 10 business days prior.

Prepared By: _____

Reviewed By: _____

TOWN OF DAVIE
DEVELOPMENT REVIEW REPORT

Name: Heritage Building Plat **Date:** July 29, 1999

Number: P 9-1-98

PROJECT DESCRIPTION

Location: Generally located on the east side of Davie Road approximately 1/2 mile south of Griffin Road.

PLATTED: Yes___No_X___ **Required:** Yes_X___ No___

Acreage/Existing use: 1.40/ Vacant

Proposed Use/Density: Residential and Office/ 2 units per acre

Land Use/Zoning: Residential (5 du/ac) / RO

Existing Uses:

North: Single Family Residential

South: Agriculture

East: Victoria Villas ACLF

West: Davie Road
(Batten Farms across street)

Adjacent Land Use/Zoning:

North: Residential (5 du/ac) / RO and A-1

South: Residential (5 du/ac)/ A-1

East: Residential (1 du/ac) / CF

West: Davie Road

SERVICES:

Wastewater: Located within Town of Davie service area, unless otherwise provided for by the Town of Davie.

Potable Water: Located within Town of Davie service area, unless otherwise provided for by the Town of Davie.

Future Land Use Plan: Consistent with designation in plan.

Drainage: Must meet District and Town retention requirements.

Solid Waste: Provider will be private hauling company.

Engineering: See attached comments.

Building: No comments.

Utilities: See attached comments.

Police: See Department for comments.

Fire: No comments.

Community Services: See attached comments.

Florida Power & Light: See attached comments.

Regional Transportation: Impacts Davie Road.

EXISTING ZONING: R-D
PROPOSED ZONING:
LAND USE DESIGNATION: Residential

TOWN OF DAVIE USE ONLY	
PLAT NO.	<u>P9-1-98</u>
FEE.	<u>\$ 458.00</u>
Receipt No.	<u>7192</u>

RECEIVED
SEP 11 1998

TOWN OF DAVIE
PLAT REVIEW APPLICATION

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT
NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks payable to TOWN OF DAVIE

DATE FILED: _____ FINAL PLAT: _____
PRELIMINARY PLAT: YES NON-RESIDENTIAL: _____
RESIDENTIAL: _____ ACREAGE: _____
NO. OF UNITS: 2

PROPOSED SUBDIVISION NAME: HERITAGE BUILDING
ADDRESS AND/OR LOCATION: VACANT LAND - DAVIE ROAD AND APPROXIMATELY 50TH STREET
LEGAL DESCRIPTION: WEST 1/2, LESS SOUTH 230. FEET, TRACT 62 IN SECTION 35
TOWNSHIP 50 SOUTH, RANGE 41 EAST "EVERGLADES LAND SALES
CO." PLAT BOOK 2 AT PAGE 34 DADE COUNTY RECORDS
NAME OF OWNER OF PROPERTY: CHRISTINA RODRIGUEZ
ADDRESS: 4640 S.W. 64TH AVENUE, DAVIE, FLORIDA 33314

REGISTERED ENGINEER/SURVEYOR RESPONSIBLE FOR PLAT: LOUIE P. JOHNSTON
ADDRESS: 7748 TAFT ST. PHONE: PIONEER SURVEYORS
PEMBROKE PINES, FL 33024 962-9334

OFFICE USE ONLY

Approved as to form: Jat Fee paid: \$ 458.00
Development Review Committee: 9/29/98
Planning and Zoning Board: 10/28/98
Town Council: 11/18/98

CRISTINA RODRIGUEZ
OWNER'S NAME(S)

[Signature]
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

4640 SW 64 AVE
ADDRESS

DAVIE FL 33314
CITY, STATE, ZIP

(954) 797-5060
PHONE

CRISTINA RODRIGUEZ
PETITIONER'S NAME

[Signature]
PETITIONER'S SIGNATURE

4640 SW 64 Ave
ADDRESS

DAVIE FL 33314
CITY, STATE, ZIP

(954) 797-5060
PHONE

The foregoing instrument was acknowledged before me
this 28th day of AUGUST, 1998, by
CRISTINA RODRIGUEZ ✓ who is personally
known to me or who has produced _____

~~as identification~~ and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: JANET L. DUREN

My Commission Expires:



JANET L. DUREN
My Commission CC464981
Expires May. 17, 1999
Bonded by HAI
\$20,000.00

The foregoing instrument was acknowledged before me
this 11th day of September, 1998, by
CRISTINA RODRIGUEZ ✓ who is personally
known to me or who has produced _____

~~as identification~~ and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

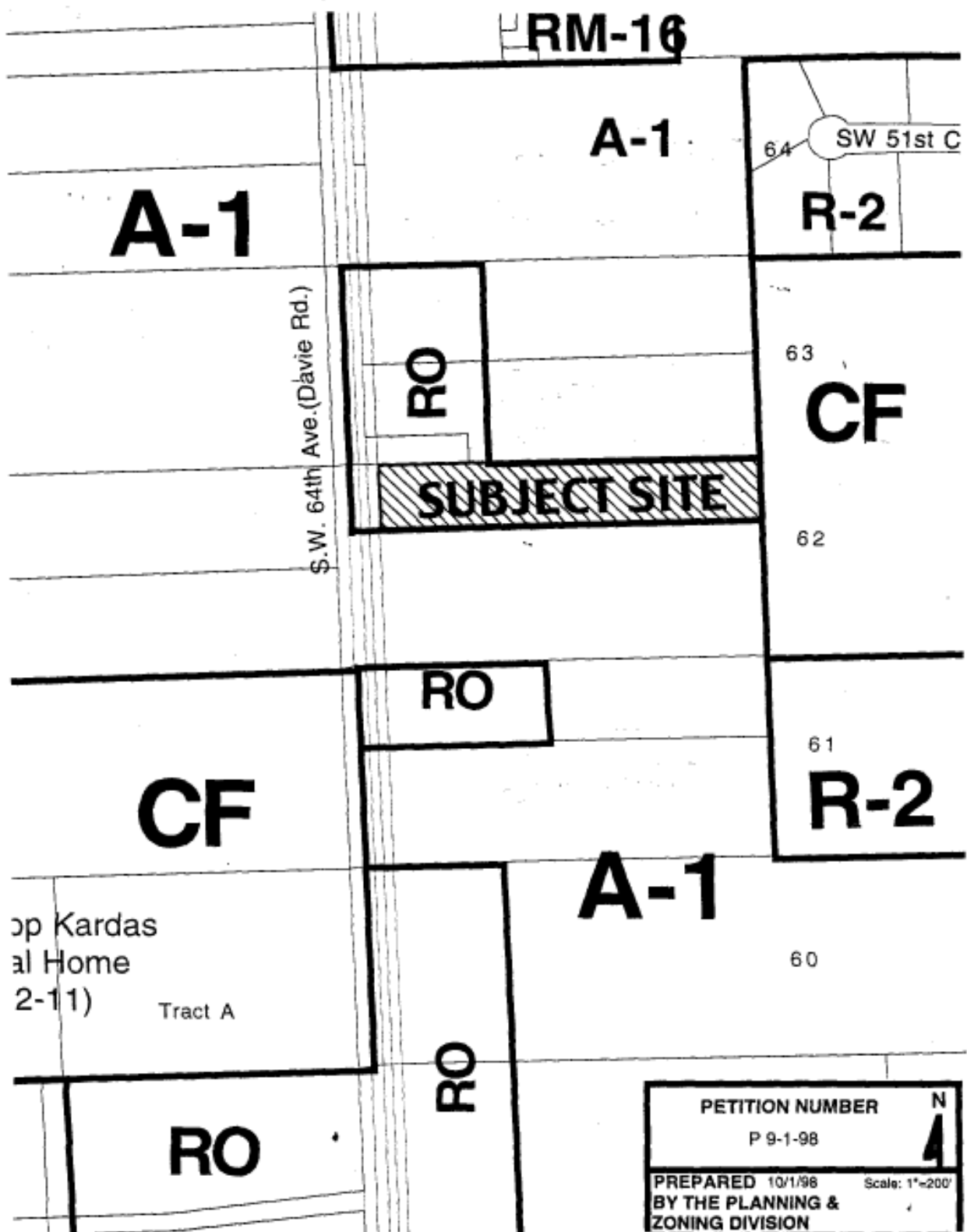
Print: JANET L. DUREN

My Commission Expires:



JANET L. DUREN
My Commission CC464981
Expires May. 17, 1999
Bonded by HAI
\$20,000.00

OFFICE USE ONLY



PETITION NUMBER	N
P 9-1-98	4
PREPARED 10/1/98	Scale: 1"=200'
BY THE PLANNING & ZONING DIVISION	

